

HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION

AGENDA

Monday, February 8, 2021 | 7:00 PM | TC Courthouse – 2nd Floor Courtroom

1. Roll Call
2. Minutes of previous meeting (01-11-2021)
3. Old business:
4. New business:
 - A. Preliminary plat approval for Sulpher College Estates located at (Map 18, Parcel 4.03)
 - B. Site Plan approval for Harper Avenue Cottages subdivision located at (Map 19K Group B Parcel 024.02 / Hayes Avenue)
5. Review Amendments
 - A. Proposed Amendment to Subdivision Regulations for Sidewalk Requirements
 - B. Proposed Amendments to the Hartsville Zoning Ordinance and Trousdale Zoning Resolution for Sidewalk Requirements
 - C. Proposed Amendment to the Subdivision Regulations for Cluster Mailboxes
 - D. Proposed Amendment to the Hartsville Zoning Ordinance for Cluster Mailboxes
6. Report from chairman.
7. Report from building inspector.
 - 40% increase in single family home permits in January
 - Building Inspections and Certificate of Completions are on the rise.
 - Complaints are increasing with some resulting in legal action and others with owner corrections.
8. Closing remarks from the chair and commission.
9. Adjourn

HARTSVILLE/TROUSDALE COUNTY

PLANNING COMMISSION

Minutes for January 11, 2021 | 7:00pm | HTC Courthouse | Zoom Online Meeting

The Hartsville/Trousdale County Planning Commission met in regular session January 11, 2021 at 7:00 p.m. Due to COVID-19 the meeting was conducted with an option to attend in person or virtually by use of ZOOM online software.

Commission members present:

- | | |
|----------------------------|--------------------------------------|
| John Kerr – Zoom | David Nollner – Zoom |
| Mary Ann Baker – Zoom | David Thomas – Zoom |
| Thomas Harper – Courthouse | Stephen Chambers, Mayor – Courthouse |
| Dennis Foster – Phone | Sam Edwards – Zoom |
| Rhonda Keisling – Zoom | |

Commission members absent: Darrell Smith and Mark Swaffer

Also present:

- | | |
|--------------------------|-------------------------|
| Mary Turner, GNRC – Zoom | Mike Potts – Courthouse |
|--------------------------|-------------------------|

1. Roll Call was confirmed by Sam Edwards
2. Due to COVID-19 David Nollner made the motion to conduct the meeting with a virtual option and have all votes made by roll call; second by Dennis Foster.

Mary Ann Baker	YES	Rhonda Keisling	YES
Thomas Harper	YES	John Kerr	YES
Dennis Foster	YES	David Thomas	YES
David Nollner	YES		

MOTION CARRIES

3. The minutes of the December 14, 2020 meeting were reviewed. A motion by David Nollner to accept the minutes as presented, seconded by Thomas Harper.

Mary Ann Baker	YES	Rhonda Keisling	YES
Thomas Harper	YES	John Kerr	YES
Dennis Foster	YES	David Thomas	YES
David Nollner	YES		

MOTION CARRIES

4. Old Business : None

5. New Business

- A. Rezoning Request: 309 Andrews Avenue

Owner Mike Potts was present to discuss the request. Mr. Potts wishes to clean up the lot and put a multi-family residence on the property for rentals. The previous dwelling had a basement, large flat area in the back of the property. Ideally would like to put two units on the upper story that would face Andrews Avenue and then two units on the lower story that would face rear of the lot. Four units if possible.

Sam Edwards believes the property is sufficient for a R2 classification. Mary Turner stated the lot is listed at 16,500 sqft which would only allow for one duplex. Ordinance requires 9,000 sqft minimum for a duplex. *Please see attached staff comments from Mary Turner, GNRC Regional Planner.*

Commission Comments: Kerr stated concern for spot zoning. Cannot support the request. Keisling stated the similar request on Hilltop that was declined by the Planning Commission; wish to remain consistent. She does wish that the lot would be cleaned up and improved. Kerr agreed and also mentioned the properties on Lock Six that was also similar and declined. Foster also agreed that this would be spot zoning. Kerr offered that the nearby multi-family dwellings were grandfathered in to the existing zoning regulations.

Public Comment: None

A motion was made by David Thomas to deny the request for rezoning of 309 Andrews Avenue, second by John Kerr. No additional comments were made from the Commission.

Clarification of vote – a Yes vote is to deny the request.

Mary Ann Baker	YES	Rhonda Keisling	YES
Thomas Harper	YES	John Kerr	YES
Dennis Foster	YES	David Thomas	YES
David Nollner	YES		

MOTION CARRIES

The Commission denies recommendation of rezoning 309 Andrews Avenue

B. Sidewalk Discussion

Kerr would like to move forward with requiring sidewalks in subdivision regulations. This is due to the incoming USPS Cluster Mailboxes in new neighborhoods. Need to provide residents in these neighborhoods/subdivisions a safe way to get their mail from these clusters. This can be included in the right of way of the road or in the subdivision requirements. *Please see attached staff comments from Mary Turner, GNRC Regional Planner.*

Commission is favorable in moving forward and asked Mary Turner to draft an amendment to add sidewalks to the subdivision regulations and to the zoning code to be presented at the February meeting and possible public hearing in March.

No further action was taken for this discussion.

C. Centralized Postal Boxes Discussion

Please see attached staff comments from Mary Turner, GNRC Regional Planner. Items to be considered are establishing Homeowners Associations (HOA) in new subdivisions, who would be responsible for the cluster mailboxes, etc.

Commission asked Mary Turner to research the issue further and to draft an amendment to address the USPS Cluster Mailbox guidelines to the subdivision regulations to be presented at the February meeting.

6. Report from Chairman – none

7. Report from Building Inspector

- A. Unexpected increase in inspections and complaints just in the past week.
- B. Sulpher College subdivision was bumped to February due to the surveyor having to close his office due to COVID-19.

8. Other Discussion

- Mary Turner reminded members to send in completed training hours and to complete the Conflict of Interest statement that is due to the state by January 31
- Mayor added that a new internet provider will be moving into the area south of the river in the Providence area.. Businesses looking at moving into the PowerCom are in the very early stages of the process. Could bring 200 jobs to the County.

With no other business, David Nollner made a motion to adjourn; second by Dennis Foster.

*Minutes submitted by Amy Thomas, Exec Admin Assistant
in the absence of the Planning Commission Secretary Darrell Smith*

STAFF COMMENTS
HARTSVILLE TROUSDALE PLANNING COMMISSION

February 8, 2021

Mary Turner
GNRC Regional Planner

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular Meeting January 11, 2021

OLD BUSINESS:

None

NEW BUSINESS:

1. Preliminary Plat- Sulpher College Estates (Tax Map 18 Parcel 4.03)

The applicant requests preliminary plat approval for a 27-lot subdivision located at the corner of Sulpher College Road and Highway 25 West. The property identified as Trousdale County Tax Map 18 Parcel 4.03 and consists of approximately 13.6 acres. The property is zoned R-2, Residential.

Planning Issues

The surrounding properties are zoned mostly agriculture and residential, with commercial zoning to the east in the Urban Services District area.

Zoning Issues

a. **Zoning District Standards** (Trousdale Zoning Resolution, Article V Section 5.043)

- a. This district is intended to provide areas which are suitable for single and multiple-family residential development. This district is particularly suitable for areas adjacent or near urban areas, where an adequate public water supply or public wastewater service is available.

b. **Bulk Standards** (Section 5.043 F)

- a. Where public water and sanitary sewer are available the minimum lot size required for one dwelling unit is 15,000 SF.
- b. All the proposed lots exceed 15,000 SF.

Subdivision Regulation Issues

Staff identifies the following items to be reviewed or considered for a variance from the Subdivision Regulations:

- a. **Blocks** (4-103.106 Blocks)

- a. **Block Arrangement-** Blocks shall have sufficient width to provide for 2 tiers of lots of appropriate dept, but exceptions may be permitted in blocks adjacent to major public ways, railroads, or waterways.
 - i. The layout of the preliminary plat does not provide two (2) tiers of lots.
 - ii. There is a note on the plat that states all lots on the plat shall access the interior road and won't have driveways on Highway 25 West or Sulpher College Road.
 - iii. During the sketch plat phase, the Planning Commission indicated to the applicant that the layout as proposed without 2 tiers of lots and with driveways accessing the interior road would be acceptable.
 - iv. As shown on the plat, front setbacks are off the internal drive and rear setbacks are shown toward Highway 25 West.

 - b. **Block Length-** Wherever practicable, blocks along arterial or collector routes shall not be less than one thousand (1,000) feet in length.
 - i. Highway 25 is an Arterial and Sulphur College Rd is a collector.
 - ii. The block lengths will be less than 1,000 ft. in length. On Hwy 25 the length is about 834 ft. and on Sulphur College Rd it is only about 188.5 ft.

 - c. **Long Blocks-** The planning commission may require the reservation of an easement through the approximate center of a block over 800 feet long to accommodate utilities, drainage, facilities, and/or pedestrian traffic, where deemed essential to provide circulation or access to a school, playground, shopping center, transportation facility, or other community facility.
 - i. The length of the proposed road exceeds 800 ft.
 - ii. The Commission may consider requiring an easement to accommodate pedestrian traffic if needed to access community facilities.
 - iii. During the sketch plat phase, the Commission expressed the desire for pedestrian traffic to the cluster mailbox to be accommodated. No pedestrian ways are shown on the plat.
- b. **Arrangement of Continuing and Dead-End Public Ways (4-103.109)**
- a. **Arrangement of Continuing Public Ways-** If the adjacent property is undeveloped and the public way must be a dead-end public way temporarily, the right-of-way shall be extended to the property line. A temporary cul-de-sac, temporary T-, or L-shaped turnabout shall be provided on all temporary dead-end public ways as required in the following turnabout standards, with a notation on the subdivision plat that land outside the normal public way right-of-way shall revert to abutting property owners whenever the public way is continued.
 - i. The proposed road dead-ends at the western side of the property to allow for a possible future connection to the adjacent property.
 - ii. This dead-end will need to be a temporary turnabout that is compliant with the standards in the Subdivision Regulations.
 - iii. A notation will need to be added that the land outside the normal public way right-of-way shall revert to abutting property owners whenever the public way is continued.

Plat Issues

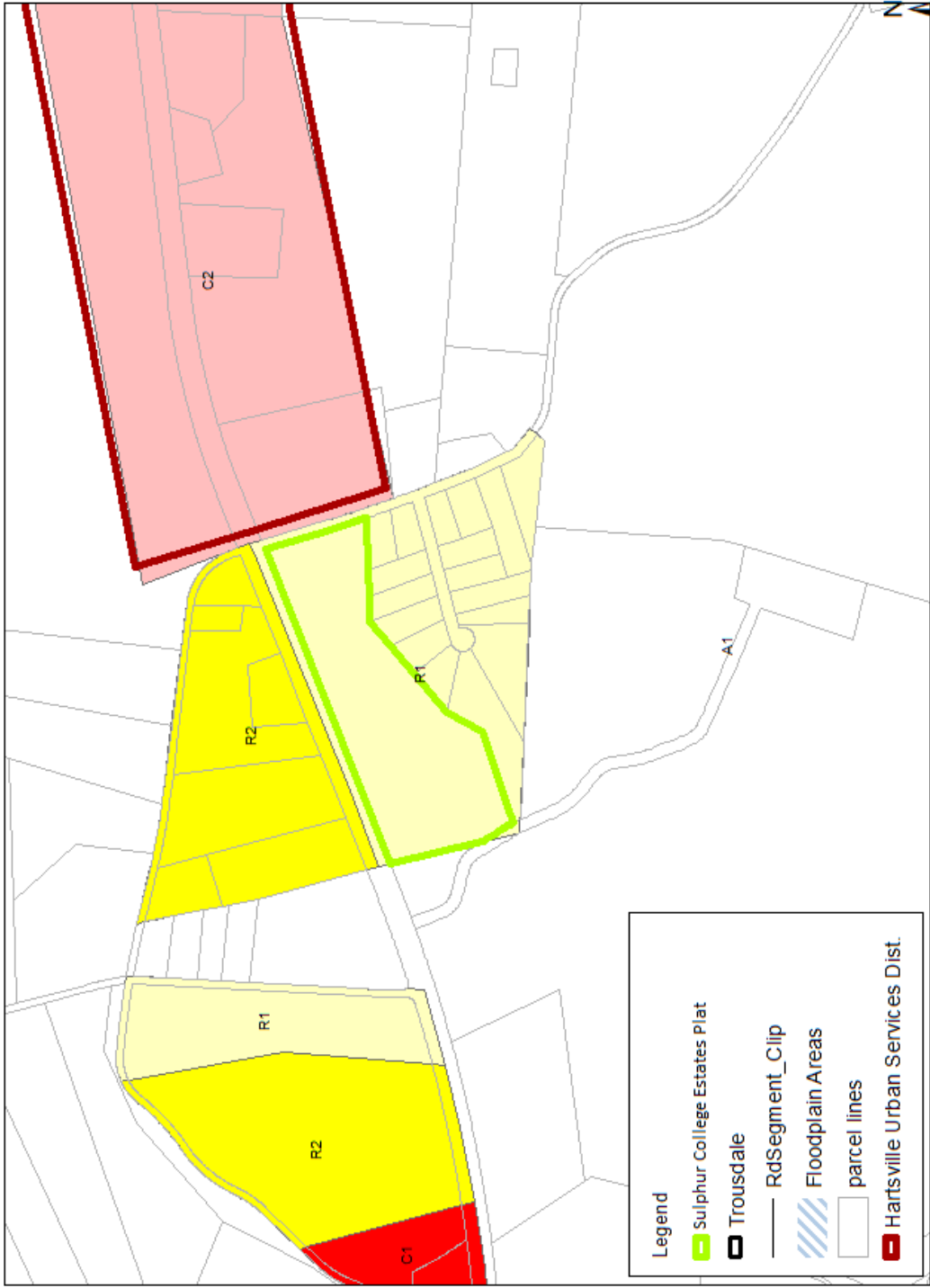
Staff identifies the following items to be added or corrected.

- a. Include overall property acreage.
- b. Label zoning of adjacent parcels. Adjacent parcels are zoned R-1 and A-1.
- c. Include phasing line if phasing is still intended.
- d. Include name for the proposed street.
- e. Add note for the endorsement of the preliminary plat by the Planning Commission that reads-
`Approved by Hartsville Trousdale Planning Commission with such exceptions or conditions as are indicated in the minutes of the Commission on _____.
(Date) Preliminary Plat approval shall not constitute final approval for recording purposes.'

In Staff's rendering of the request, the Planning Commission motioned to ask for and provided the following variances during the sketch plat phase and should consider these items for the preliminary plat-

- Stated that a variance would be issued for the block arrangement shown.
- Required an ingress/egress easement on Lot 3 for a driveway for Lot 2. This easement is shown.
- Required a road built to County standards. The plat is showing a proposed public road that will need to be built to County standards.

Because the Planning Commission issued approval for the sketch plat to proceed with the variance to the preliminary platting phase, and because the Subdivision Regulations state that exceptions can be considered to the block layout requirement adjacent to major public ways, Staff is comfortable with the variances being issued for block length and block arrangement. Any approval considered should be conditioned on a turnaround being provided at the dead-end to meet the requirements in the Subdivision Regulations, overall property acreage being shown on the plat, adjacent zoning being labeled, proposed phasing lines being shown, the proposed street name being labeled, and the note for endorsement of the preliminary plat by the Planning Commission being added.



2. Site Plan Approval- Harper Avenue Cottages (Tax Map 19K Group B Parcel 024.02)

The applicant requests site plan approval for a 23-unit development located off Harper Avenue. The property identified as Trousdale County Tax Map 19K Group B Parcel 24.02 and consists of approximately 2.57 acres. The property is zoned R-3, High Density Residential.

Zoning Issues

- a. **Zoning District Standards** (Hartsville Zoning Ordinance, Article V Section 5.043)
 - a. This district is designed to provide areas for high density residential development where sufficient urban facilities, including public sewer, are available or where such facilities will be available prior to development.
 - b. **Uses Permitted** (5.043 B)- Multi-family dwellings are permitted.
 - c. **Bulk Standards** (Section 5.043 F)
 - i. The minimum lot area required for a multi-family development is 10,800 SF. The property is about 111, 949 SF.
 - ii. The minimum lot area required per dwelling is 3,600 SF so the overall permitted density would be 31 units. The proposed development includes 23 units.

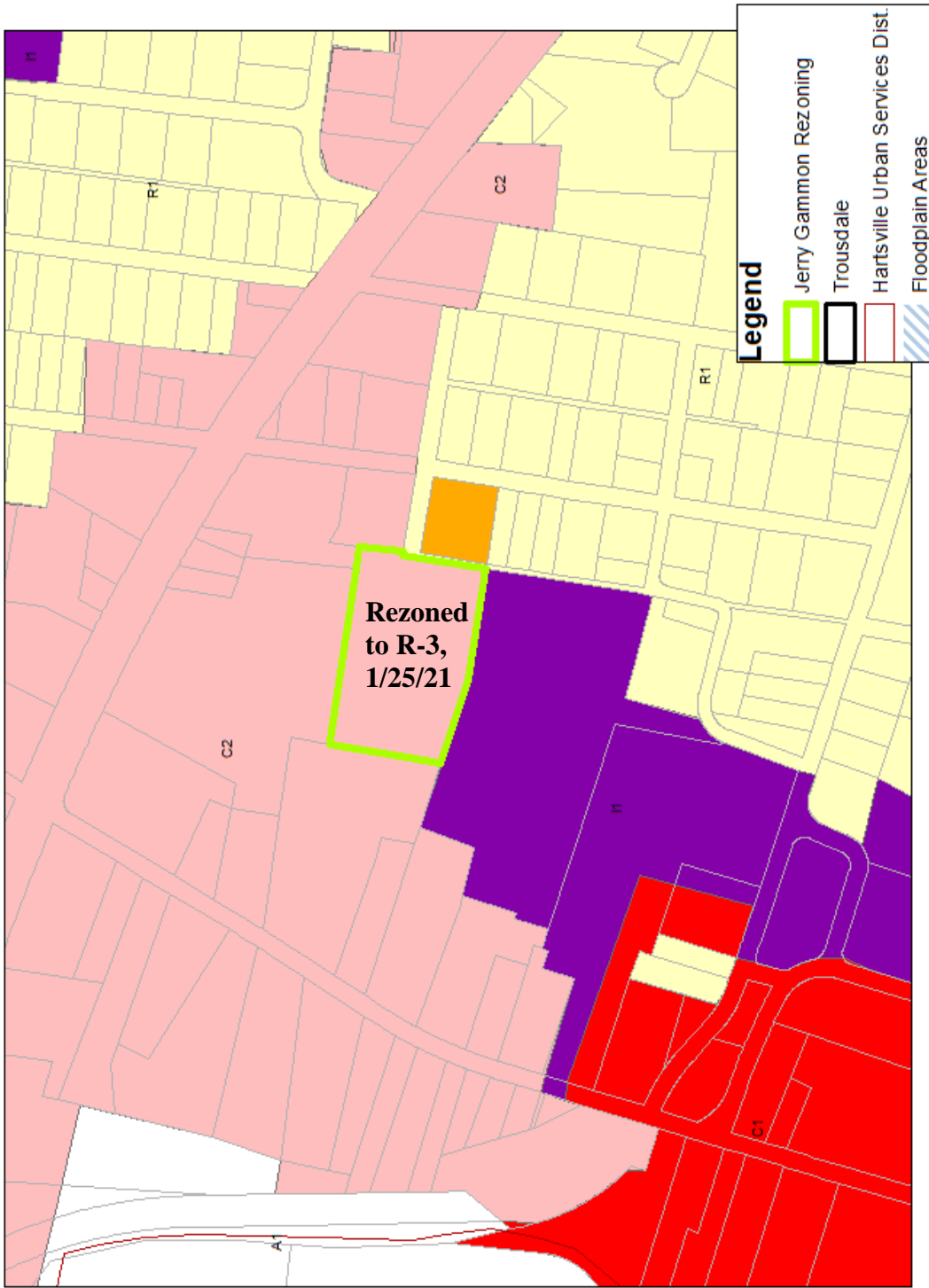
Site Plan Issues

Staff identifies the following items to be reviewed, corrected, or discussed-

- a. **Development Standards for Group Housing Projects** (Hartsville Zoning Ordinance, Article IV Section 4.070)
 - a. **Required Development Standards** (4.072)
 - i. **Location-** The site is required to abut a public street.
 1. The site abuts an unimproved right-of-way that extends from Harper Avenue. The applicant has indicated that in speaking with the Roads Commission, they have been directed to make the drive aisle private in the unimproved right-of-way to access Hayes Street.
 - ii. **Design-** The maximum grade on any drive shall be 7 percent unless an alteration is specifically approved by the planning commission.
 1. The applicant is requesting a variance to exceed 7 percent slope due to the existing slope in the right-of-way accessing the site.
 - iii. **Required Improvements**
 1. **Internal Drives-** Specifications for drives in group housing developments shall conform to roadway specifications as specified by the Hartsville/Trousdale County Planning Commission Subdivision Regulations.
 - a. The applicant has stated that they will construct the drive aisle to the material and dimension standards for a public roadway but do not want to dedicate the drive aisle as a public road.
 2. **Utilities-** There is an existing fire hydrant on Hayes Street. The farthest units from the fire hydrant are about 560 feet away.
 - a. It should be clarified if another fire hydrant would be needed to adequately serve the development.
 - iv. **Central Mail-** Applicant has stated a central mail facility will be provided at the rear of the property near the proposed parking spaces.

1. This should be shown on the site plan.
- b. **General Provisions** (Article 3)
- a. **Buffer Strips** (3.110)- Where a use requiring a site plan to be filed in accordance with Article VII, Section 7.030 Zoning Compliance Permit (Building Permits) abuts at any point upon property zoned residential or agricultural (Agriculture-Forestry), the developer of said use shall provide a landscaped buffer strip at the point of abutment which shall consist of a solid fence no less than seven (7) feet tall and landscaping, including trees, the intent of which is to create an opaque screen between the new development and existing development(s).
 - i. The southeast corner of the property abuts another property zoned R-3, High Density residential. A buffer is required for this portion of the property.
 - ii. The applicant has indicated they are requesting a variance from the buffer requirement due to existing vegetation.
- c. **Sewer Line Easement**
- a. The applicant has indicated that they will be extending a public sewer line on the adjacent Hartsville Trousdale-owned property to service this development.
 - b. The applicant has stated that once the public line is dedicated back to Hartsville Trousdale, there will be a prescriptive twenty-foot easement centered on the line. The applicant has indicated an easement document can be prepared for the City to sign.

In staff's rendering of this request, the construction of the private drive aisle in the unimproved right-of-way and the extension of the public sewer line should be discussed and confirmed as acceptable with the Roads Commission and the Hartsville Trousdale Water Utility before approval is considered for this site plan. Staff will provide a further recommendation at the meeting.



DISCUSSION ITEMS

Drafts of the following proposed amendments are included for review and discussion by the Commission. After review and discussion on these drafts, these amendments could be included on the March agenda for public hearing and voting.

1. **Proposed Amendment to the Subdivision Regulations for Sidewalk Requirements**
2. **Proposed Amendments to the Hartsville zoning Ordinance and Trousdale Zoning Resolution for Sidewalk Requirements**
3. **Proposed Amendment to the Subdivision Regulations for Cluster Mailboxes**
4. **Proposed Amendment to the Hartsville Zoning Ordinance for Cluster Mailboxes**

REPORT FROM THE CHAIRMAN

REPORT FROM THE BUILDING INSPECTOR

ADJOURN

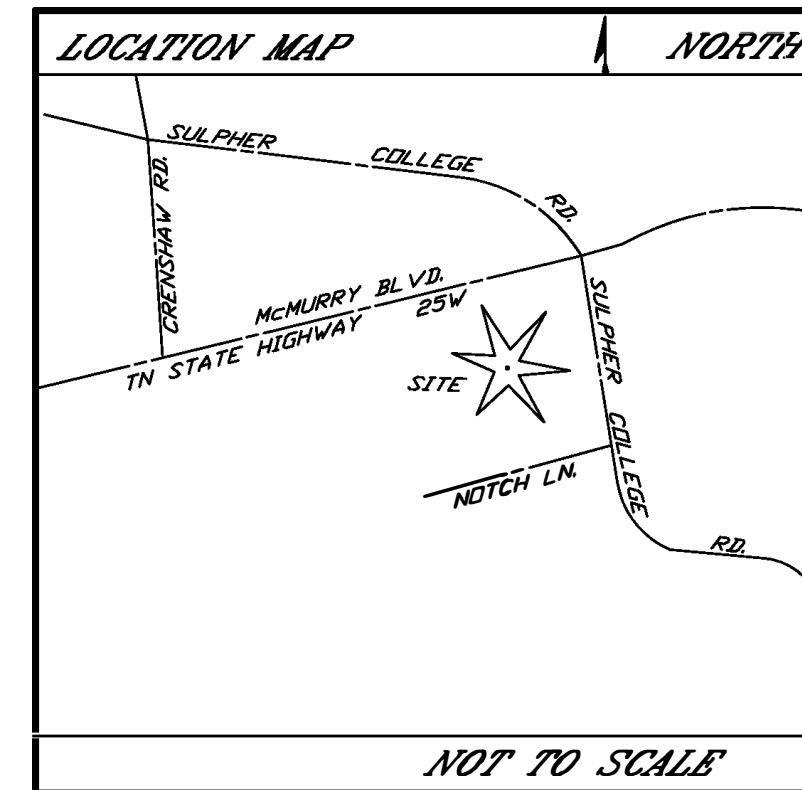
Trousdale County - Parcel: 018 004.03



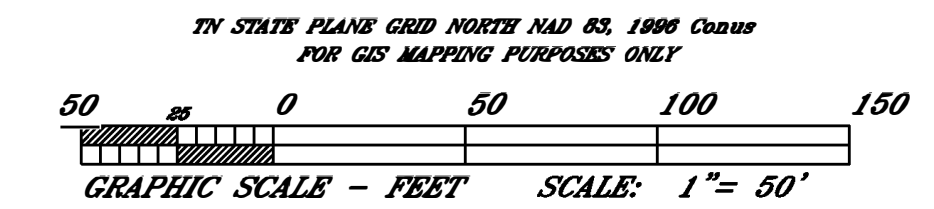
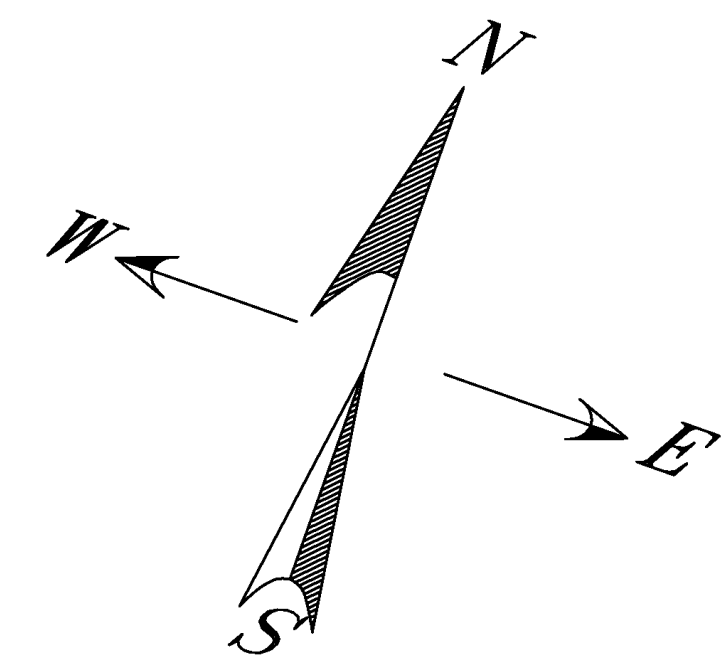
Date: January 4, 2021
County: Trousdale
Owner: DAVIS BILL ETUX RACHEL
Address: HWY 25 W
Parcel Number: 018 004.03
Deeded Acreage: 13.6
Calculated Acreage: 0
Date of Imagery: 2017

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

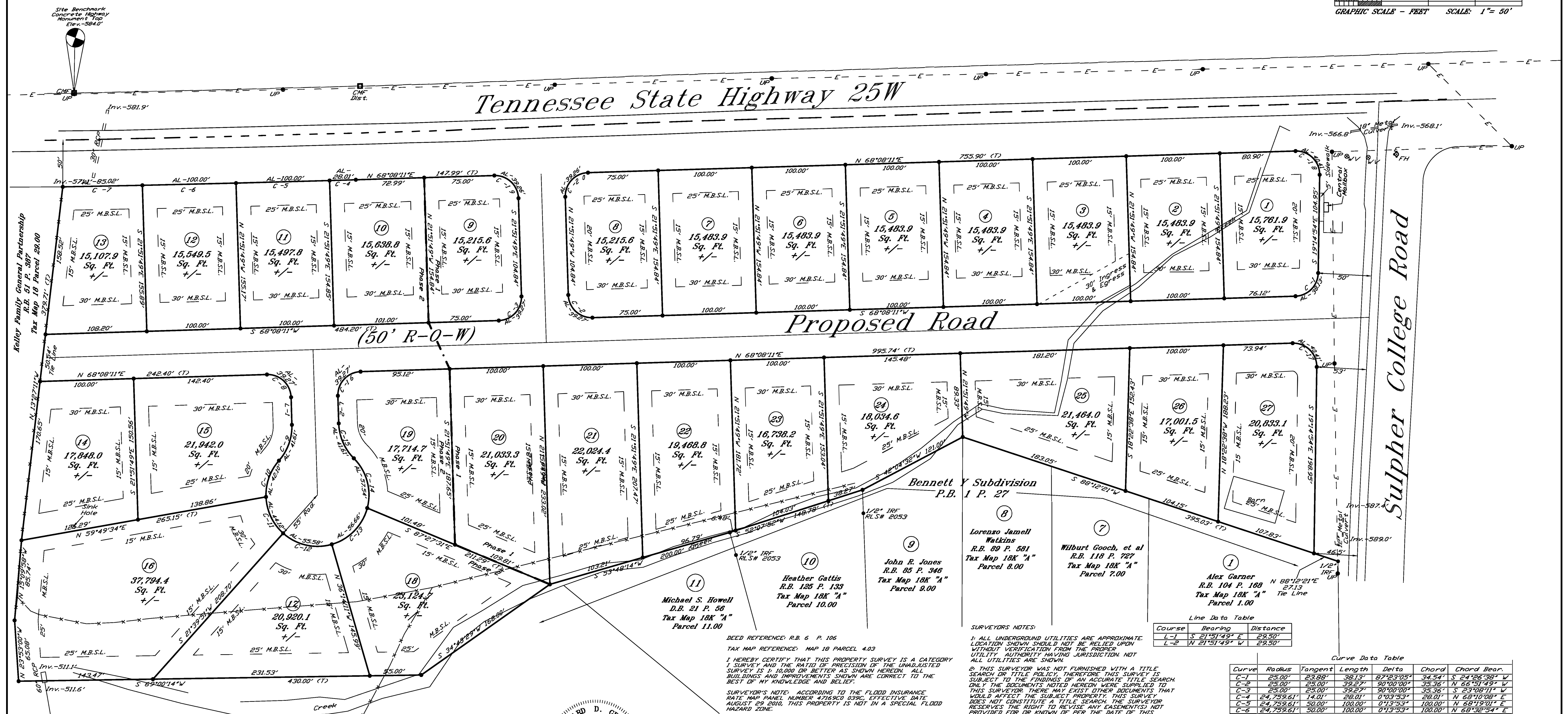
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Preliminary Plat on Sulphur College Estates 7th Civil District Trousdale County, Tennessee



Tennessee State Highway 25W



Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, TN 37186
Phone: (615) 644-2077
Fax: (615) 644-3200

Lyse Marie Richards
R.B. 56 P. 357
Tax Map 18K "A"
Parcel 12.00



DEED REFERENCE: R.B. 6 P. 106
TAX MAP REFERENCE: MAP 18 PARCEL 4.03
I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN HEREON. ALL BUILDINGS AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 416900 0390, EFFECTIVE DATE AUGUST 29 2010, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
DATE: October 27, 2020
--- RICHARD D. GRAVES --- Tenn. R.L.S. No. 1608
ZONED: R2 (Setbacks 30' Front, 15' on side, and 25' in rear)
TOTAL AREA BEING SURVEYED: 13.6 Deed Acres + -
OWNERS:
Bry Davis and wife Rachel Davis
375 W. McMurtry Blvd.
Hartsville, TN 37074

Job # 20155TM

SURVEYOR'S NOTES:
1. ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.
2. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENTS NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
3. ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
4. SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
5. SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.
6. ALL LOTS SHALL ACCESS NEW INTERIOR ROAD AND SHALL NOT HAVE DRIVEWAYS ON SULPHUR COLLEGE ROAD OR HIGHWAY 25.

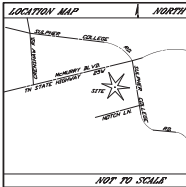
Line Data Table

Course	Bearing	Distance
L-1	S 21°51'49" E	29.50'
L-2	N 21°51'49" W	29.50'

Curve Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-1	25.00'	23.88'	38.13'	87°23'05"	34.54'	S 24°26'38" W
C-2	25.00'	25.00'	39.27'	90°00'00"	50.00'00"	N 66°51'49" W
C-3	25.00'	23.00'	39.27'	90°00'00"	35.36'	S 23°08'11" W
C-4	24,759.61'	14.01'	28.01'	0°03'53"	28.01'	N 68°10'08" E
C-5	24,759.61'	30.00'	100.00'	0°13'53"	100.00'	N 68°19'01" E
C-6	24,759.61'	30.00'	100.00'	0°13'53"	100.00'	N 68°32'54" E
C-7	24,759.61'	48.51'	65.02'	0°11'48"	65.02'	N 68°43'43" E
C-8	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 66°51'49" E
C-9	55.00'	21.85'	41.61'	43°20'30"	40.62'	S 00°11'34" E
C-10	55.00'	22.14'	42.10'	43°51'19"	41.08'	S 00°26'58" E
C-11	55.00'	23.32'	44.18'	45°51'19"	42.94'	S 43°32'04" W
C-12	55.00'	30.45'	55.58'	57°54'00"	53.25'	N 82°42'50" E
C-13	55.00'	31.13'	56.66'	59°01'24"	54.19'	N 24°15'07" E
C-14	55.00'	31.72'	57.54'	59°56'44"	54.95'	N 35°13'57" W
C-15	55.00'	21.85'	41.61'	43°20'30"	40.62'	N 43°32'04" W
C-16	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 23°08'11" E
C-17	25.00'	26.17'	40.41'	92°36'55"	36.15'	S 65°33'22" E
C-18	25.00'	26.17'	40.41'	92°36'55"	36.15'	S 65°33'22" E
C-19	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 66°51'49" E
C-20	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 23°08'11" E

Preliminary Plat of Sulpher College Estates 7th Civil District Trousdale County, Tennessee

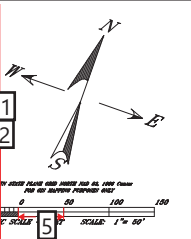


Keep the following in mind regarding to natural features:
4-111 Preservation of Natural Features and Amenities
 Existing features which would add value to residential development or to the area as a whole, such as trees, watercourses and fells, historic spots, and similar irreplaceable assets, shall be preserved in the design of the subdivision, as required by the planning commission. No change of grade of the land shall be affected nor shall any natural features be removed or relocated until a preliminary subdivision plat has been approved by the planning commission.

- Please include the following:
- (1) Overall property acreage
 - (2) Zoning of adjacent parcels. Adjacent parcels are zoned R-1 and A-1.
 - (3) Name of proposed street
 - (4) Note for endorsement by the Planning Commission that reads:
 Approved by Hartsville Trousdale Planning Commission with such exceptions or conditions as are indicated in the minutes of the Commission on _____ Date _____
 Preliminary Plat approval shall not constitute final approval for recording purposes."
- (A) A showing line was shown on the sketch plat. It should still being considered? If so, please indicate phasing line.

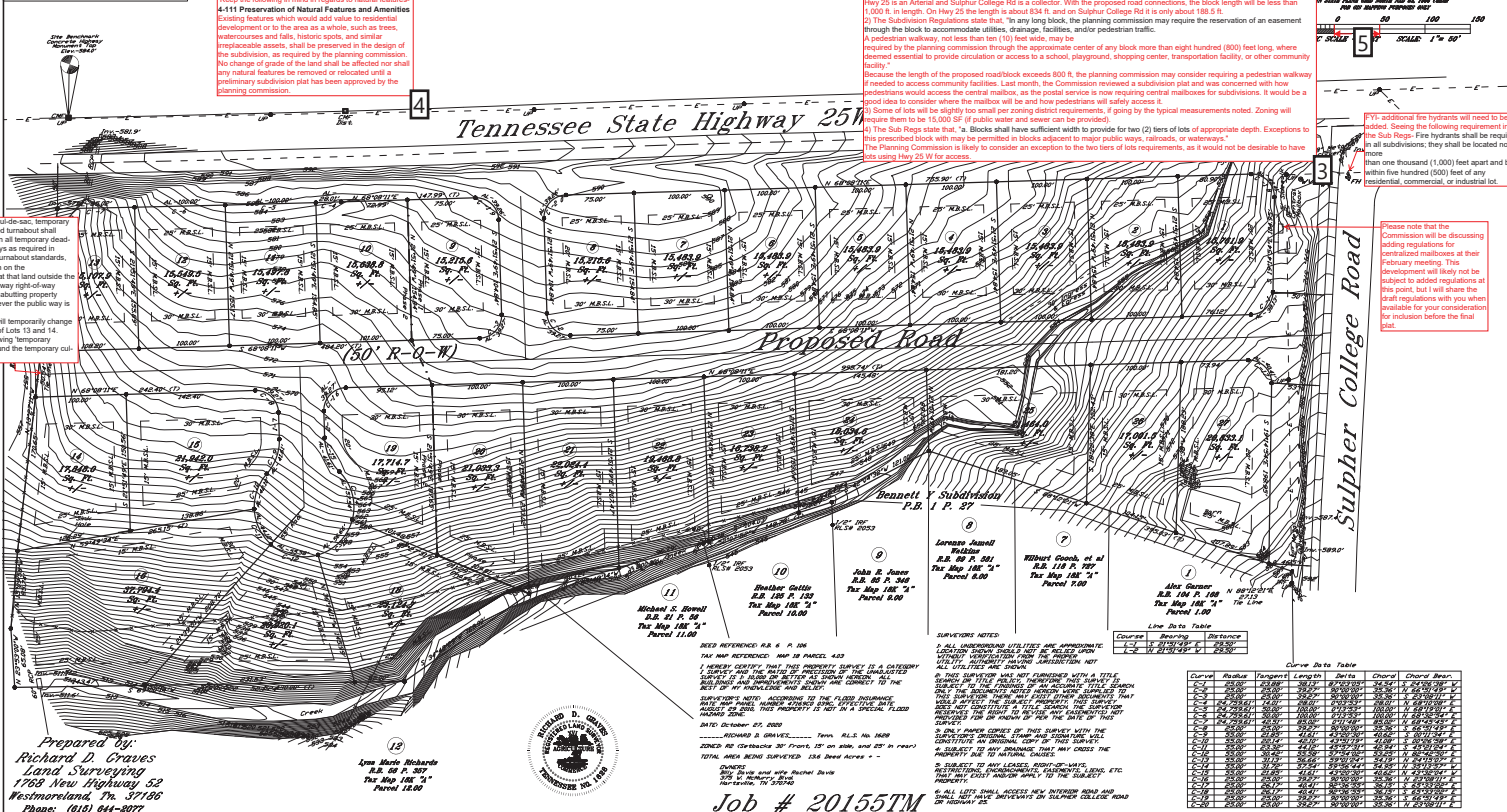
Keep in mind the following utilities will need to be extended and accommodated: water, sewer, and fire hydrants. For the sub plat, all lots will need to be within 500 ft. of a fire hydrant and hydrants should be spaced no more than 1,000 ft. apart.

- The following variances discussed w/ the sketch plat will need to be re-discussed in relation to the preliminary plat:
- (1) The Subdivision Regulations state that, "Block lengths in residential areas shall not exceed sixteen hundred (1,600) feet nor be less than two hundred (200) feet, except as the planning commission deems necessary to secure efficient use of land or desired features of the public way pattern. Wherever practicable, blocks along arterial or collector routes shall not be less than one thousand (1,000) feet length."
 - (2) Hwy 25 is an Arterial and Sulpher College Rd is a collector. With the proposed road connections, the block length will be less than 1,000 ft. in length. On Hwy 25 the length is about 834 ft. and on Sulpher College Rd it is only about 189 ft.
 - (3) The Subdivision Regulations state that, "In any long block, the planning commission may require the reservation of an easement through the block to accommodate utilities, drainage facilities, and/or pedestrian traffic."
 - (4) A pedestrian walkway, not less than 10' feet wide, may be required by the planning commission through the approximate center of any block more than eight hundred (800) feet long, where deemed essential to provide circulation or access to a school, playground, shopping center, transportation facility, or other community facility."
 - (5) Because the length of the proposed roadblock exceeds 800 ft., the planning commission may consider requiring a pedestrian walkway reserved to access community facilities. Last month, the Commission reviewed a subdivision plat and was concerned with low pedestrian would access the central mailbox, as the postal service is now requiring central mailboxes for subdivisions. It would be a good idea to consider where the mailboxes will be and how pedestrians will safely access it.
 - (6) Some of lots will be slightly too small per zoning district requirements, if going by the typical measurements noted. Zoning will require them to be 10,000 sq. ft. (if public water and sewer can be provided).
 - (7) The Sub-Regs state that, "a. Blocks shall have sufficient width for two (2) tiers of lots of appropriate depth. Exceptions to this prescribed block width may be permitted in blocks adjacent to major public ways, railroads, or waterways."
 - (8) The Planning Commission is likely to consider an exception to the two tiers of lots requirements, as it would not be desirable to have two rows Hwy 25 for access.



(7) additional fire hydrants will need to be added. Seeing the following requirement in the Sub-Regs: Fire hydrants shall be required in all subdivisions; they shall be located no more than one thousand (1,000) feet apart and be within five hundred (500) feet of any residential, commercial, or industrial lot.

Please note that the Commission will be discussing zoning regulations for centralized mailboxes at their February meeting. This development will likely not be subject to added regulations at this point, but I will share the draft regulations with you when available for your consideration for inclusion before the final plat.



A temporary cut-de-tac, temporary 10- or 14-foot turnabout shall be provided on all temporary dead-end public ways as required in the following turnabout standards, with a rotation on the subdivision plat that land outside the normal public way right-of-way shall revert to adjoining property owners whenever the public way is continued. I realize this will temporarily change the setbacks of Lots 13 and 14. Consider showing "temporary setbacks" around the temporary cut-de-tac.

11
 Michael S. Bennett
 R.R. 82 P. 58
 Parcel 11.80

10
 Shalena Gilley
 R.R. 188 P. 153
 The Map 188 "A"
 Parcel 18.00

9
 John S. Jones
 R.R. 80 P. 348
 The Map 188 "A"
 Parcel 8.00

8
 Lorenzo Daniel
 R.R. 80 P. 561
 The Map 188 "A"
 Parcel 8.00

7
 Robert Crumley et al
 R.R. 118 P. 177
 The Map 188 "A"
 Parcel 8.00

6
 Alan Crumley
 R.R. 106 P. 160 N. 80222
 The Map 188 "A"
 Parcel 7.00

SURVEYS NOTED:

1. ALL UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED BY SURVEY. LOCATION NOT GUARANTEED.
2. THIS SURVEY WAS NOT CONDUCTED WITH A TITLE CURATIVE PURPOSE.
3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PROFESSION OF SURVEYING IN THE STATE OF TENNESSEE.
4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PLANNING COMMISSION AND HAS DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE PLANNING COMMISSION.
5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PLANNING COMMISSION AND HAS DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE PLANNING COMMISSION.
6. ALL LOTS SHALL ACCORD NEW APPROVED ZONING AND ANY OTHER REGULATIONS IMPOSED IN SULPHER COLLEGE ROAD ON FEBRUARY 25.

Curve Data Table

Curve	Radius	Angle	Length	Delta	Chord	Chord Bear.
1	1000.00	180.00	314.16	180.00	314.16	180.00
2	1000.00	180.00	314.16	180.00	314.16	180.00
3	1000.00	180.00	314.16	180.00	314.16	180.00
4	1000.00	180.00	314.16	180.00	314.16	180.00
5	1000.00	180.00	314.16	180.00	314.16	180.00
6	1000.00	180.00	314.16	180.00	314.16	180.00
7	1000.00	180.00	314.16	180.00	314.16	180.00
8	1000.00	180.00	314.16	180.00	314.16	180.00
9	1000.00	180.00	314.16	180.00	314.16	180.00
10	1000.00	180.00	314.16	180.00	314.16	180.00
11	1000.00	180.00	314.16	180.00	314.16	180.00
12	1000.00	180.00	314.16	180.00	314.16	180.00
13	1000.00	180.00	314.16	180.00	314.16	180.00
14	1000.00	180.00	314.16	180.00	314.16	180.00
15	1000.00	180.00	314.16	180.00	314.16	180.00
16	1000.00	180.00	314.16	180.00	314.16	180.00
17	1000.00	180.00	314.16	180.00	314.16	180.00
18	1000.00	180.00	314.16	180.00	314.16	180.00
19	1000.00	180.00	314.16	180.00	314.16	180.00
20	1000.00	180.00	314.16	180.00	314.16	180.00
21	1000.00	180.00	314.16	180.00	314.16	180.00
22	1000.00	180.00	314.16	180.00	314.16	180.00
23	1000.00	180.00	314.16	180.00	314.16	180.00
24	1000.00	180.00	314.16	180.00	314.16	180.00
25	1000.00	180.00	314.16	180.00	314.16	180.00
26	1000.00	180.00	314.16	180.00	314.16	180.00
27	1000.00	180.00	314.16	180.00	314.16	180.00
28	1000.00	180.00	314.16	180.00	314.16	180.00
29	1000.00	180.00	314.16	180.00	314.16	180.00
30	1000.00	180.00	314.16	180.00	314.16	180.00
31	1000.00	180.00	314.16	180.00	314.16	180.00
32	1000.00	180.00	314.16	180.00	314.16	180.00
33	1000.00	180.00	314.16	180.00	314.16	180.00
34	1000.00	180.00	314.16	180.00	314.16	180.00
35	1000.00	180.00	314.16	180.00	314.16	180.00
36	1000.00	180.00	314.16	180.00	314.16	180.00
37	1000.00	180.00	314.16	180.00	314.16	180.00
38	1000.00	180.00	314.16	180.00	314.16	180.00
39	1000.00	180.00	314.16	180.00	314.16	180.00
40	1000.00	180.00	314.16	180.00	314.16	180.00
41	1000.00	180.00	314.16	180.00	314.16	180.00
42	1000.00	180.00	314.16	180.00	314.16	180.00
43	1000.00	180.00	314.16	180.00	314.16	180.00
44	1000.00	180.00	314.16	180.00	314.16	180.00
45	1000.00	180.00	314.16	180.00	314.16	180.00
46	1000.00	180.00	314.16	180.00	314.16	180.00
47	1000.00	180.00	314.16	180.00	314.16	180.00
48	1000.00	180.00	314.16	180.00	314.16	180.00
49	1000.00	180.00	314.16	180.00	314.16	180.00
50	1000.00	180.00	314.16	180.00	314.16	180.00
51	1000.00	180.00	314.16	180.00	314.16	180.00
52	1000.00	180.00	314.16	180.00	314.16	180.00
53	1000.00	180.00	314.16	180.00	314.16	180.00
54	1000.00	180.00	314.16	180.00	314.16	180.00
55	1000.00	180.00	314.16	180.00	314.16	180.00
56	1000.00	180.00	314.16	180.00	314.16	180.00
57	1000.00	180.00	314.16	180.00	314.16	180.00
58	1000.00	180.00	314.16	180.00	314.16	180.00
59	1000.00	180.00	314.16	180.00	314.16	180.00
60	1000.00	180.00	314.16	180.00	314.16	180.00
61	1000.00	180.00	314.16	180.00	314.16	180.00
62	1000.00	180.00	314.16	180.00	314.16	180.00
63	1000.00	180.00	314.16	180.00	314.16	180.00
64	1000.00	180.00	314.16	180.00	314.16	180.00
65	1000.00	180.00	314.16	180.00	314.16	180.00
66	1000.00	180.00	314.16	180.00	314.16	180.00
67	1000.00	180.00	314.16	180.00	314.16	180.00
68	1000.00	180.00	314.16	180.00	314.16	180.00
69	1000.00	180.00	314.16	180.00	314.16	180.00
70	1000.00	180.00	314.16	180.00	314.16	180.00
71	1000.00	180.00	314.16	180.00	314.16	180.00
72	1000.00	180.00	314.16	180.00	314.16	180.00
73	1000.00	180.00	314.16	180.00	314.16	180.00
74	1000.00	180.00	314.16	180.00	314.16	180.00
75	1000.00	180.00	314.16	180.00	314.16	180.00
76	1000.00	180.00	314.16	180.00	314.16	180.00
77	1000.00	180.00	314.16	180.00	314.16	180.00
78	1000.00	180.00	314.16	180.00	314.16	180.00
79	1000.00	180.00	314.16	180.00	314.16	180.00
80	1000.00	180.00	314.16	180.00	314.16	180.00
81	1000.00	180.00	314.16	180.00	314.16	180.00
82	1000.00	180.00	314.16	180.00	314.16	180.00
83	1000.00	180.00	314.16	180.00	314.16	180.00
84	1000.00	180.00	314.16	180.00	314.16	180.00
85	1000.00	180.00	314.16	180.00	314.16	180.00
86	1000.00	180.00	314.16	180.00	314.16	180.00
87	1000.00	180.00	314.16	180.00	314.16	180.00
88	1000.00	180.00	314.16	180.00	314.16	180.00
89	1000.00	180.00	314.16	180.00	314.16	180.00
90	1000.00	180.00	314.16	180.00	314.16	180.00
91	1000.00	180.00	314.16	180.00	314.16	180.00
92	1000.00	180.00	314.16	180.00	314.16	180.00
93	1000.00	180.00	314.16	180.00	314.16	180.00
94	1000.00	180.00	314.16	180.00	314.16	180.00
95	1000.00	180.00	314.16	180.00	314.16	180.00
96	1000.00	180.00	314.16	180.00	314.16	180.00
97	1000.00	180.00	314.16	180.00	314.16	180.00
98	1000.00	180.00	314.16	180.00	314.16	180.00
99	1000.00	180.00	314.16	180.00	314.16	180.00
100	1000.00	180.00	314.16	180.00	314.16	180.00

Prepared by:
Richard D. Graves
 Land Surveying
 1789 New Highway 52
 Westminster, TN 37180
 Phone: (615) 644-3077
 Fax: (615) 644-3200



18
 Leta Marie Richards
 R.R. 80 P. 307
 The Map 188 "A"
 Parcel 18.00

Job # 20155TM

Preliminary Plat Checklist

Title of Project _____ Sulphur College Estates _____

Provided with Submittal	
X	Subdivision Title
X	Name and Address of Owner/Developer
X	Name and Address of Surveyor/Contact Person
X	Location Map
X	Tax Map, Group, and Parcel Number for Subject Parcel(s)
-	Property Acreage
X	Date and Date(s) of Any Revisions
X	Approximate True North Arrow
X	Graphic Scale (one (1) inch to one thousand (1,000) feet suggested)
-	Zoning of Subject Parcel(s) and that of Adjoining Parcel
N/A	Indication of Proposed Use(s) other than Residential
X	Names of all Adjoining Property Owners or Developments
X	Bearings and Dimensions of Property Boundary to the nearest one hundredth (100 th) foot
Contours @ 1 ft	Contours at two (2) foot intervals in areas with 5% slope or less; Contours at five (5) foot intervals where slope exceeds 5%
X	Location, Dimension, Lot Numbers, and Area for all Proposed Lots
X	Building Setback Lines (Front, Side, Rear)
-	Existing and/or Proposed Street Names and Adjoining Public Ways
X	Enough Data to Determine Location, Bearing and Length of all lines
X	Distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing public ways and to the original corner of the original survey of which it is a part
X	Location and Width of Existing/Proposed Easements, Alleys, and other Public Ways
X	Location of Existing/Proposed Easements
X	Location of Existing Platted Property Lines and Buildings
X	Location of Water Courses, Railroads, Drainage Ditches, Bridges, and Pertinent Features as determined by planning commission
X	Location of Culverts, Driveway Tiles, Associated Drainage Structures sized along with necessary easements
X	Location of Electrical and Telephone Easements
N/A	Location of All Existing or Proposed Buildings within Condominium Development

-	Location and Dimension of All Property Proposed to be Set Aside for Park Use or Other Public or Private Reservation, with Designation and Conditions if any
N/A	Limits of Floodway and Floodway Fringe Areas and Associated Regulatory Flood Elevation and Regulatory Flood Protection Elevation
	<p>Notes:</p> <p>Drainage Easements Site Easements Explanation of Reservations For Any Lot where Public Sewer or Water Systems are Not Available-</p> <ol style="list-style-type: none"> a. Areas to be used for sewage disposal and their percolation results, and other information as required by planning commission to determine the site can be served effectively by septic tanks b. Existing/Proposed Water Wells c. Rock outcroppings, marshes, springs, sinkholes, natural storm drains, and other outstanding topographical features <p>Note for endorsement by the Planning Commission that reads-</p> <p>'Approved by Hartsville Trousdale Planning Commission with such exceptions or conditions as are indicated in the minutes of the Commission on _____.</p> <p style="text-align: right;">Date</p> <p>Preliminary Plat approval shall not constitute final approval for recording purposes.'</p>
-	Soils Map or Approved Grid Percolation Test if required by Health Department
N/A	Draft of Any Proposed Restrictive Covenants

Trousdale County - Parcel: 019K B 024.02



Date: January 29, 2021
County: Trousdale
Owner: GAMMON JERRY
Address: PLANTERS AVE
Parcel Number: 019K B 024.02
Deeded Acreage: 2.57
Calculated Acreage: 0
Date of Imagery: 2017

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

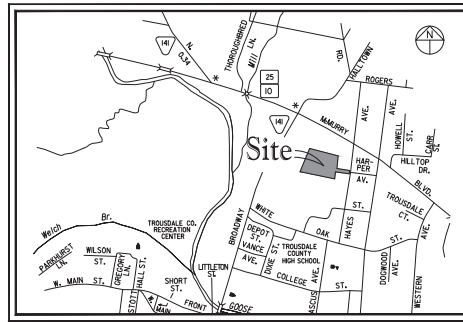
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Harper Avenue Cottages

Map 19K, Group B, Parcel 024.02 in Trousdale Co
Harper Avenue, Hartsville, Tennessee

GENERAL NOTES

1. FINISHED PROFILE GRADE IS SHOWN ON PLANS AND CUT STAKE WILL BE FINISHED GRADE.
2. THE CONTRACTOR SHALL OFFSET ALL CENTERLINE STAKES BEFORE BEGINNING THE CLEARING AND GRADING OPERATIONS AND SET ALL NECESSARY STAKES FOR THE PROPER EXECUTION OF THE WORK.
3. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
4. ALL TREES, STUMPS, OBSTRUCTIONS, ETC. REMOVED FROM THE RIGHT-OF-WAY AND BORROW AREAS ARE TO BE DISPOSED OF BY THE CONTRACTOR AS APPROVED BY OWNER, SO AS TO CAUSE NO POLLUTION OF THE ENVIRONMENT.
5. ANY ADDITIONAL MATERIAL REQUIRED TO COMPLETE EMBANKMENTS BEYOND THAT REMOVED FROM THE ROADWAY IS TO BE SECURED FROM AREAS APPROVED BY THE OWNER.
6. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKE/LOT CORNERS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING THE SAME.
7. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
8. ALL SURPLUS EXCAVATION SHALL BE PLACED ON THE SITE AS APPROVED BY OWNER FOR PURPOSES OF LANDSCAPING.
9. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, WATER MAINS, SEWERS, BLASTING, ETC.
10. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
11. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OF ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
13. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS SUCH IN THE PROPOSAL. ALL OTHER ITEMS OF COST ARE TO BE INCLUDED IN THE PRICE OF THE ITEMS ACTUALLY BID UPON.
14. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL, SUCH AS HARD HATS, EYE FLASKS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE OR PROPERTY.
15. THE CONTRACTOR SHALL CHECK ALL GRADES AND FINAL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR A DECISION.
16. THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT IN THE FIELD FOR INSPECTION BY THE ARCHITECT. THE CONTRACTOR SHALL NOT PROCEED UNTIL HE RECEIVES WRITTEN APPROVAL FROM THE ARCHITECT OF THE FIELD STAKING.
17. MINIMUM GRADE ON ALL PAVING SHALL BE ONE PER CENT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND LOCATION OF ANY EXISTING UTILITIES. ANY DAMAGE OR RELOCATION SHALL BE ACCOMPLISHED TO LOCAL STANDARD AT THE CONTRACTORS EXPENSE.
19. TRANSITION BETWEEN EXISTING PAVEMENT AND PROPOSED PAVEMENTS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT. FIELD ADJUSTMENT MAY BE NECESSARY.
20. THE CONTRACTOR SHALL CUT CLEAN EDGES ON EXISTING PAVEMENT AND PROVIDE SMOOTH TRANSITION INTO PROPOSED PAVEMENT. PROPOSED CURBS SHALL MEET EXISTING CURBS TANGENT TO THE EXISTING CURBS AS SHOWN.



Vicinity Map

Not to Scale

Sheet Schedule

- C0.0 Cover Sheet
- C1.0 Demolition & Erosion Control Plan
- C2.0 Layout Plan
- C3.0 Master Utility Plan
- C3.1 Public Sewer Plan & Profile
- C4.0 Grading Plan

SITE DATA TABLE

PROJECT NAME	HARPER AVENUE COTTAGES
ADDRESS	HARPER AVENUE @ HAYES STREET
TOWN	HARTSVILLE
COUNTY	TROUSDALE COUNTY
STATE	TENNESSEE
EXISTING ZONING	R3 (HIGH DENSITY RESIDENTIAL)
ADJACENT ZONING	C2 (I) & R1
PROPOSED USE	MULTIFAMILY DWELLINGS / ALLOWED
ACREAGE OF SITE	2.57 ± ACRES
SQUARE FOOTAGE OF SITE	112,120.42 SQ.FT. ±
FRONT SETBACK	25'
SIDE SETBACK	10'
REAR SETBACK	15'
MAXIMUM HEIGHT	8 Stories or 30' (Proposed does not exceed maximum)
MAX DENSITY BY ZONING	12 Units per Acre; 2.57 ± Acre = 308 Units
PROPOSED DENSITY	23 Units
DISTURBED AREA	2.9 Acres ±
STRUCTURE COVERAGE	60% Allowable; 23% (26,166 sq ft) Proposed
PROPOSED IMPERVIOUS	58,447 sq ft (1.34 acres) Impervious Coverage
PARKING REQUIRED	2 Spaces per Unit (60 spaces required) + Min. 5 Spaces for Existing Building
PARKING PROVIDED	52 Spaces Provided

1. THIS PROPERTY IS NOT WITHIN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP/PANEL NUMBER 01602C03C, EFFECTIVE DATE 8/29/2010.

Initial Issued:
January 25, 2011
Revision:

Not to Scale

Designed by
Charley Dean, P.E.

Dean Design Group

Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1032, Lebanon TN 37087
Phone: 615-290-5030, Email: charley@deandesigngroup.com



Harper Avenue Cottages

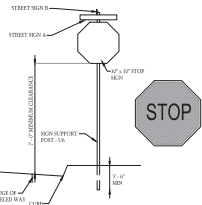
Map 19K, Group B, Parcel 024.02 in Trousdale Co
Harper Avenue, Hartsville, Tennessee

Permit Info:

Project: 0085

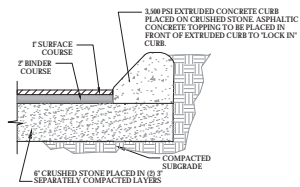
C0.0
Sheet 1 of 6

Cover Sheet



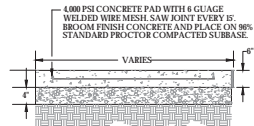
TYPICAL SIGN DETAIL

- NOTES:
1. ALL MARKINGS SHALL COMPLY WITH THE MIDDLEBURN EDITION OF THE TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PUBLISHED BY STANDARD DRAWINGS, AND THE CITY OF HARTSVILLE SPECIFICATIONS. MATERIAL SHALL BE HIGH DENSITY POLYESTER SHEETING (TYPE II).
 2. ALL STREET NAME SIGNS SHALL BE MADE FROM A CITY APPROVED MATERIAL AND SHALL CONTAIN THE CITY APPROVED FONT.



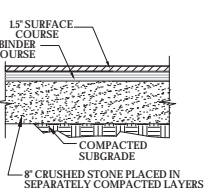
**REGULAR-DUTY PAVEMENT
W/ EXTRUDED CURB**

Not to Scale



HEAVY DUTY CONCRETE PAD

Not to Scale

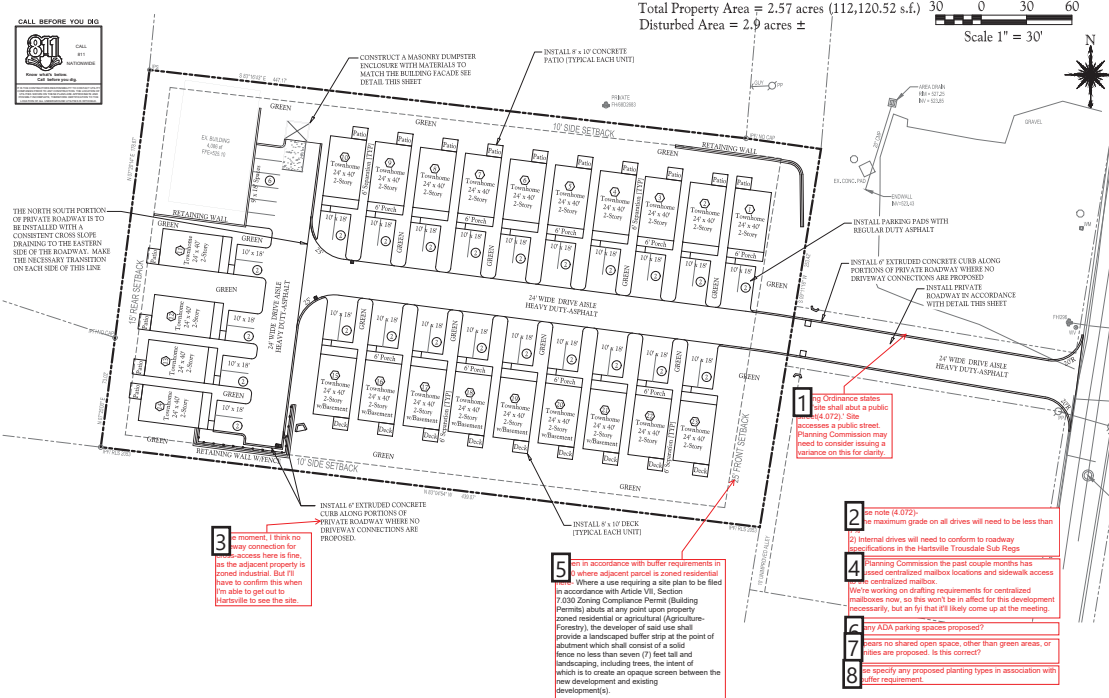


HEAVY-DUTY ASPHALT PAVEMENT

Not to Scale



THE NORTH SOUTH PORTION OF PRIVATE ROADWAY IS TO BE INSTALLED WITH A CONSISTENT CROSS SLOPE (DRAINING TO THE EASTERN SIDE OF THE ROADWAY. MAKE THE NECESSARY TRANSLATIONS ON EACH SIDE OF THE CURB.



3 In no moment, I think no way connection for access here is fine, as the adjacent property is zoned residential. But I have to confirm this when I'm able to get out to Hartsville to see the site.

5 In accordance with buffer requirements in 12 where adjacent parcel is zoned residential (where a use requiring a site plan to be filed in accordance with Article VII, Section 17.02 Zoning Compliance Permit (Building Permits) abuts at any point upon property zoned residential or agricultural (Agriculture-Forestry), the developer of said use shall provide a landscaped buffer strip at the point of abutment which shall consist of a solid fence no less than seven (7) feet tall and landscaping, including trees, the intent of which is to create an opaque screen between the new development and existing development(s).

1 Ordinance states site shall about a public street that a public access to a public street. Planning Commission may need to consider issuing a variance on this for clarity.

2 Note (4.072) - the maximum grade on all drives will need to be less than 10%.

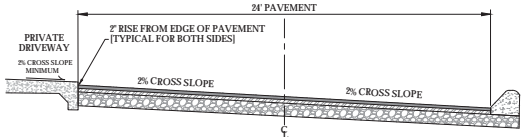
3 Interiors drives will need to conform to roadway regulations in the Hartsville Trousdale Sub Regs

4 Planning Commission the past couple months has been centralized mailbox locations and sidewalk access will be centralized mailbox.

6 Any ADA parking spaces proposed?

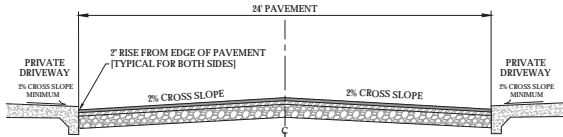
7 Sites to shared open space, other than green areas, or others are proposed. Is this correct?

8 Do specify any proposed planting types in association with other requirement.



**PRIVATE DRIVE SECTION
NORTH / SOUTH PORTION OF ROADWAY**

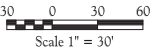
Not to Scale



**PRIVATE DRIVE SECTION
EAST / WEST PORTION OF ROADWAY**

Not to Scale

Total Property Area = 2.57 acres (112,120.52 s.f.)
Disturbed Area = 2.9 acres ±



Initial Submission:
January 25, 2021
Revision:

30 Scale

Designed By:
Charley Dean, PE

Dean Design Group
Civil Engineering, Land Planning & Zoning
1831 West Main Street, Suite 2002, Lebanon, TN 37087
Phone: (615)266-5539, Email: charley@deandesigngroup.com



Harper Avenue Cottages
Map 13K, Group B, Parcel 024.02 in Trousdale Co
Harper Avenue, Hartsville, Tennessee

Permit Info:

Project: 20081

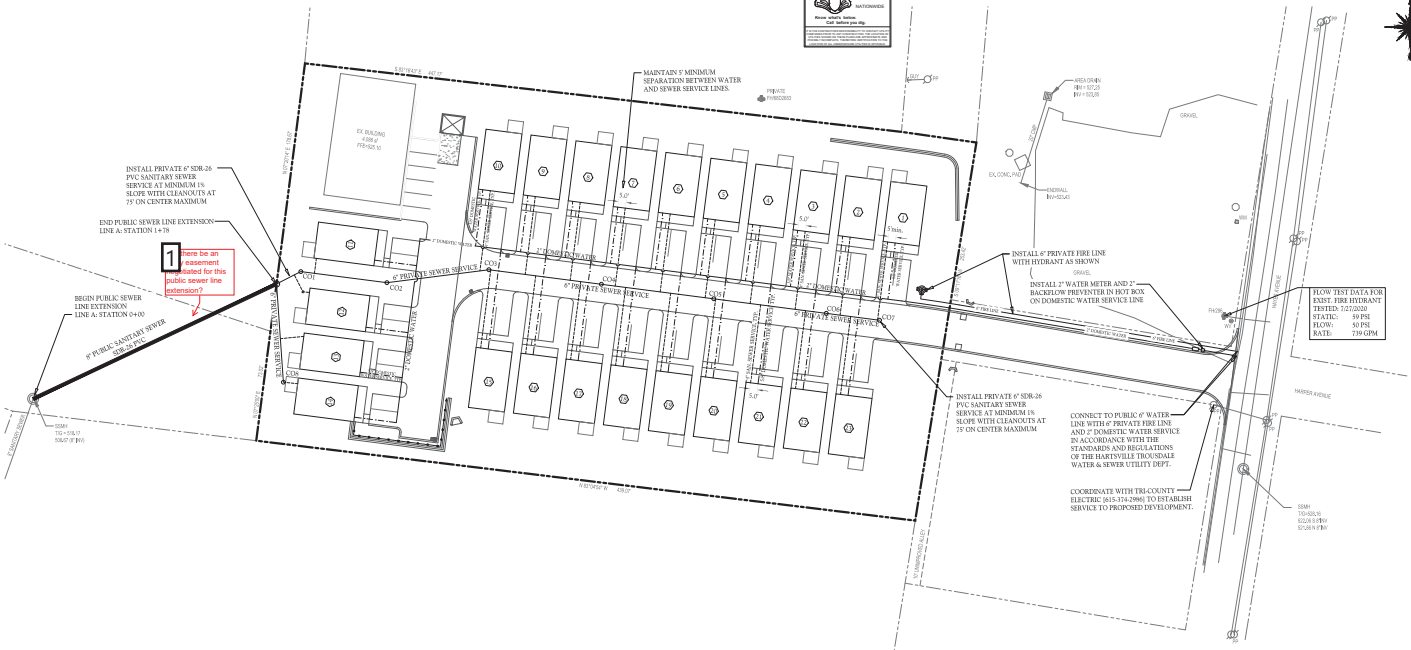
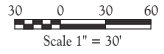
C2.0

Sheet 3 of 6

Layout Plan



Total Property Area = 2.57 acres (112,120.52 s.f.)
Disturbed Area = 2.9 acres ±



FLOW TEST DATA FOR
PRIVATE FIRE HYDRANT
TESTED: 12/2020
STATIC: 10 PSI
FLOW: 50 GPM
RATE: 739 GPM

Private Sanitary Sewer Cleanout Schedule

ID	Top of Casting	Invert Elevation
CO1	514.83	510.83
CO2	515.41 m	511.41
CO3	516.00	512.09
CO4	517.50	512.84
CO5	519.05	513.59
CO6	519.75	514.34
CO7	519.00	514.69
CO8	515.30	511.30

Initial Submittal:
January 26, 2021
Revisions:

30 Scale

Designed By:
Charley Dean, PE

Dean Design Group
Civil Engineering, Land Planning & Zoning
183 West Main Street, Suite 1002, Lebanon, TN 37087
Phone: 615-398-5316, Email: charley@deandesigngroup.com



Harper Avenue Cottages
Map 19C, Group B, Parcel 024-02 in Trousdale Co
Harper Avenue, Harpsville, Tennessee

Permit Info:

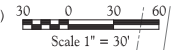
Project: 2086

C3.0

Sheet 4 of 6

Master Utility Plan

Total Property Area = 2.57 acres (112,120.52 s.f.)
 Disturbed Area = 2.9 acres ±



Initial Submittal:
 January 25, 2017
 Revisions:

30 Scale
 Designed By:
 Charley Dean, P.E.

Dean Design Group
 Civil Engineering, Land Planning & Zoning
 1633 West Main Street, Suite 1002, Lebanon TN 37087
 Phone: 615-396-0432 Email: charley@deandesigngroup.com



Harper Avenue Cottages
 Map 10K, Group B, Parcel 024,02 in Trousdale Co
 Harper Avenue, Hartsville, Tennessee

Permit Info:

Project: 2085

C4.0

Sheet 6 of 6

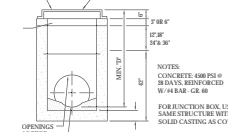
CALL BEFORE YOU DIG

811
 CALL BEFORE YOU DIG
 1-800-4-A-DIG
 1-800-4-2744

MIN. DEPTH FOR RCP

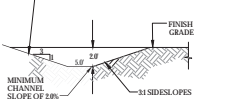
PIPE	MIN. DEPTH
12"	1.00'
18"	1.50'
24"	2.00'

CASTING TO INCLUDE BORING "NO DUMPING, DRAINS TO RIVER"

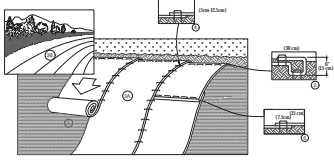


PREFORMED INVERT - 2" SLAB CONCRETE BYVERT 7' FT. MIN. SLOPE
 Not to Scale

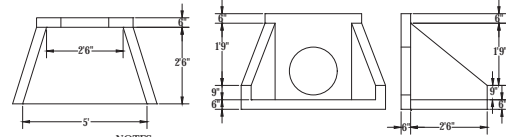
CONTRACTOR TO INSTALL SEED AND CONTECH SEED CONTROL BLANKET OR BERM TO SIDES AND BOTTOM OF THE PROPOSED SWALE



Not to Scale

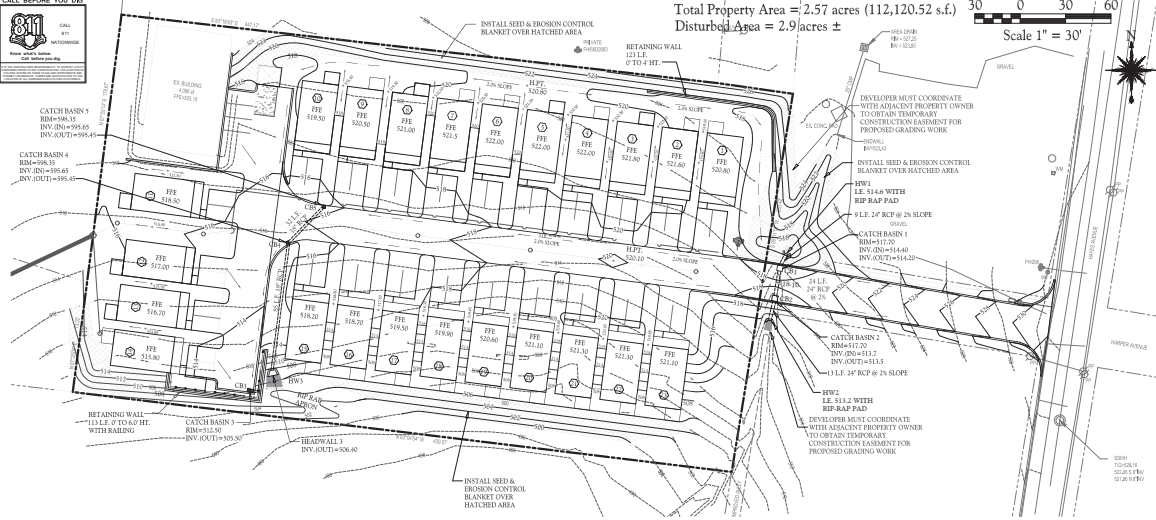
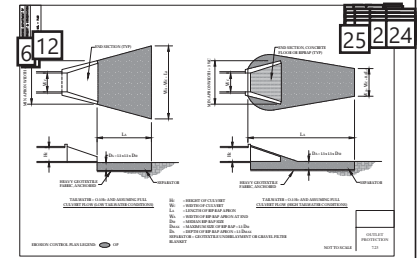


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELLULOSE SEED DO NOT SEED PREPARED AREA. CELLULOSE SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 4" DIA. HOLE AT A 2" DIA. HOLE DEPTH. WITH APPROXIMATELY 1/2" OF BLANKET EXTENDING BEYOND THE 4" DIA. HOLE. ANCHOR THE OTHER END OF THE SLOPE WITH A BOW OF STEEL STAPLES APPROXIMATELY 1/2" FROM THE BOTTOM OF THE TRENCH. ANCHOR THE SLOPE WITH STAPLES AT THE TOP OF THE SLOPE. STAPLES SHOULD BE PLACED IN THE BOTTOM OF THE TRENCH. STAPLES SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH. STAPLES SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH. STAPLES SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH.
3. REEL THE BLANKET (A DOWN OR A) BLANKET TALL ACROSS THE SLOPE. BLANKET WILL UNROLL WITH APPROXIMATE TIE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE FULLY FASTENED TO SOIL SURFACE BY PLACING STAPLES AT REGULAR INTERVALS IN APPROXIMATE LOCATIONS ALONGSIDE THE STAPLES AT THE TOP. WITH CONC. OR PLYWOOD FORMS. STAPLES SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH. STAPLES SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH. STAPLES SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH.
4. THE PREPARED BLANKETS SHOULD BE OVERLAPPED APPROXIMATELY 1/2" WITH CONC. OR PLYWOOD FORMS. STAPLES SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH. STAPLES SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH. STAPLES SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH.
5. CONCRETE BLANKETS SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH. STAPLES SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH. STAPLES SHOULD BE PLACED THROUGH EACH SIDE OF THE SLOPE TO THE BOTTOM OF THE TRENCH.



NOTES:
 1. CONCRETE SHALL BE 4000 PSI @ 28 DAYS REINFORCED WITH 44 BARS @ 4" O.C. EACH WAY WITH WINGS AND TOE SLAB BOWLED TO HEADWALL WITH #5 BARS.
 2. 3/4" CHAMFER ON ALL EXPOSED EDGES.

PRECAST CONCRETE HEADWALL
 Not to Scale



EROSION CONTROL MATTING DETAIL

Grading & Drainage Plan

All proposed additions are indicated by **highlights** and proposed omissions are indicated by ~~strike through~~.

Subdivision Regulations Amendment No. __

A PROVISION TO AMEND THE SUBDIVISION REGULATIONS OF HARTSVILLE/TROUSDALE COUNTY TENNESSEE, SUBSECTION 4-103.106 BLOCKS AND SUBSECTION 4-108 PEDESTRIAN WAYS IN ARTICLE IV REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN TO ADD SIDEWALK REQUIREMENTS.

WHEREAS the following changes have been approved and recommended by the Hartsville/Trousdale Planning Commission; and

WHEREAS a public hearing thereon has been held as required by law; and

NOW, THEREFORE BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION, HARTSVILLE/TROUSDALE, TENNESSEE:

That the following amendment to the Subdivision Regulations of Westmoreland, Tennessee be enacted:

4-103.106 Blocks

- e. In any long block, the planning commission may require the reservation of an easement through the block to accommodate utilities, drainage, facilities, and/or pedestrian traffic.

A pedestrian walkway, not less than ten (10) feet wide, may be required by the planning commission through the approximate center of any block more than eight hundred (800) feet long **in said easement**, where deemed essential to provide circulation or access to a school, playground, shopping center, transportation facility, or other community facility.

4-108 Pedestrian Ways

4-108.1 Sidewalks along New Streets

Sidewalks shall be required along all streets constructed in all subdivisions, excluding alleys and those streets proposed for industrial use. Sidewalks may not be required along rural streets when all lots fronting such streets are 40,000 square feet or larger in size and have average road frontage of 150 feet or more.

4-108.2 Sidewalks along Existing Streets

Sidewalks shall be required along an existing public street when sidewalks presently exist upon property that directly adjoins the proposed subdivision or are included within a plan for pedestrian ways.

4-108.1 Sidewalks and Bicycle Paths 4-108.3 Location of Sidewalks and Bicycle Paths

Sidewalks shall be required along both sides of all residential subdivision streets. Sidewalks shall be required along both sides of streets designated as collectors. Transition of sidewalks from one side of a street to another may be permitted when topography makes continuation along the same side of the street impractical. Transitions shall only be made at street intersections. Sidewalks and bicycle paths, where required by the planning commission, shall be included within the dedicated nonpavement right-of-way of all public ways as indicated in the following table and shall be improved as required by Subsection 4-103.4, of these regulations. Concrete curbs are required for all public ways where sidewalks are to be constructed. A median strip of grassed or landscaped area at least ~~two (2)~~ **five (5) feet** wide shall separate all sidewalks from adjacent curbs, except within ten feet of intersections no grass strip will be required.

4-108.4 Sidewalk Width

The width of sidewalks shall be as follows. Width shall be exclusive of encroachments such as utility poles, fire hydrants, parking meters, sign standards, street furniture, etc.

SIDEWALK DESIGN

<u>Class of Street</u>	<u>Sidewalk Width</u>	
	<u>Residential Public Way</u>	<u>Nonresidential Public Way (Industrial, Commercial; Other)</u>
Minor Public Way	4-foot wide 5 feet wide	6 feet wide
Collector Public Way	5 feet wide	6 feet wide
Arterial Public Way	5 feet wide	6 feet wide

4-108.5 Alternative Pedestrian Ways

Within cluster residential developments approved under section 4.070 of the Trousdale Zoning Resolution, the Planning Commission may approve pedestrian walkways at locations other than along the rights-of-way of streets. Within these

developments a system of pedestrian walkways may be located within commonly held open space.

4-108.2 4-108.6 Pedestrian Accesses

The planning commission may require, in order to facilitate pedestrian access from the public way to schools, parks, playgrounds, or other nearby public ways, perpetual unobstructed easements at least twenty (20) feet in width. Easements shall be indicated on the plat.

Public hearing held on _____, 2021.

Adopted by the Westmoreland Planning Commission on _____, 2021.

Chairman, Hartsville/Trousdale Planning Commission

Secretary, Hartsville/Trousdale Planning Commission

PROPOSED AMENDMENT
HARTSVILLE ZONING ORDINANCE

- **HIGHLIGHT DENOTES PROPOSED ADDITION**
- **STRIKETHROUGH DENOTES OMISSION**

Article III, Section 3.120 PEDESTRIAN CIRCULATION

Planning for safe, comfortable, and pleasant movement of pedestrians in and through sites on sidewalks is important for the health of Hartsville Trousdale County. Circulation Plans shall address pedestrian circulation in accordance with the following standards:

- A. All commercial, industrial, multifamily, and mixed-use development shall provide a network of onsite pedestrian walkways to and between the following areas:
1. Entrances to each building on the site, including pad site buildings;
 2. Public sidewalks or walkways on adjacent properties;
 3. Along public rights-of way that extend to the boundaries shared with the subject development when sidewalks presently exist upon property that directly adjoins the subject development, or are included within a plan for pedestrian ways;
 4. Adjacent public transit station areas, transit stops, park and ride facilities, or other transit facilities;
 5. Adjacent parks, trails, schools, and recreation centers; and
 6. Adjacent non-residential development, as determined by the Planning Commission.

B. Sidewalks Required

Sidewalk construction shall be required for all new developments unless an exception is issued by the Planning Commission.

C. Exceptions to Sidewalk Requirements

The Planning Commission may consider and issue an exception to sidewalk requirements when justification is provided for not including sidewalks such as

1. Topography;
2. Absence of surrounding uses that may generate pedestrian activity, such as schools, major employers, transit stops, government offices, hotels, and public housing;
3. Lack of intensity of surrounding residential development; and
4. Lack of proximate sidewalk infrastructure to tie into.

D. Sidewalk Standards

Sidewalks when required shall comply with the following requirements:

1. Shall be constructed in accordance with the following table;

SIDEWALK DESIGN

<u>Class of Street</u>	<u>Sidewalk Width</u>	
	<u>Residential Public Way</u>	<u>Nonresidential Public Way (Industrial, Commercial; Other)</u>
Minor Public Way	5 feet wide	6 feet wide
Collector Public Way	5 feet wide	6 feet wide
Arterial Public Way	5 feet wide	6 feet wide

2. Pedestrian paths for internal use or connecting to a larger trail system may be 4 feet wide;
3. The minimum sidewalk width per (a) shall be exclusive of encroachments such as utility poles, fire hydrants, parking meters, sign standards, street furniture, etc.;
4. Sidewalks along public ways shall be installed at the back of the right-of-way with a strip of grassed or landscaped area at least five (5) feet wide separating all sidewalks from adjacent curbs, except within ten feet of intersections no grass strip will be required. In such locations where site constraints do not permit a five (5) foot grass area, the Planning Commission may allow a reduced setback of the sidewalk. Such relief shall be the minimum deviation that will make possible the reasonable use of the site.;
5. Pedestrian paths shall be distinguishable from traffic lanes by painted markings, pavement material, texture, or raised in elevation (striped asphalt does not count); and
6. Shall have adequate lighting for security and safety

Article IV, Section 4.070 Development Standards for Group Housing Projects

4.072 Required Development Standards

E. Required Improvements

1. **Internal Drives:** Specifications for drives in group housing developments shall conform to roadway specifications as specified by the Hartsville/Trousdale County Planning Commission Subdivision Regulations to which reference is hereby made and incorporated herein by reference.
2. **Utilities:** The development shall be served with a public utility system adequate to assure fire protection and removal of liquid waste via a central sewage collection and treatment facility.

3. **Storage of Solid Waste:** Any central refuse disposal area shall be maintained in such manner as to meet county health requirements and shall be screened from view.
4. **Service Building:** Service buildings housing laundry, sanitation, or other facilities for use by occupants shall be permanent structures complying with all applicable codes.
5. **Sidewalks:** Sidewalks shall be provided in accordance with section 3.1120 for convenient and safe access to all living units from streets, driveways, parking courts or garages and for convenient circulation and access to all facilities

PROPOSED AMENDMENT
TROUSDALE COUNTY ZONING RESOLUTION

- **HIGHLIGHT DENOTES PROPOSED ADDITION**
- **~~STRIKETHROUGH DENOTES OMISSION~~**

Article III, Section 3.010 PEDESTRIAN CIRCULATION

Planning for safe, comfortable, and pleasant movement of pedestrians in and through sites on sidewalks is important for the health of Hartsville Trousdale County. Circulation Plans shall address pedestrian circulation in accordance with the following standards:

- A. All commercial, industrial, multifamily, and mixed-use development shall provide a network of onsite pedestrian walkways to and between the following areas:
1. Entrances to each building on the site, including pad site buildings;
 2. Public sidewalks or walkways on adjacent properties;
 3. Along public rights-of way that extend to the boundaries shared with the subject development when sidewalks presently exist upon property that directly adjoins the subject development, or are included within a plan for pedestrian ways;
 4. Adjacent public transit station areas, transit stops, park and ride facilities, or other transit facilities;
 5. Adjacent parks, trails, schools, and recreation centers; and
 6. Adjacent non-residential development, as determined by the Planning Commission.

B. Sidewalks Required

Sidewalk construction shall be required for all new developments unless an exception is issued by the Planning Commission.

C. Exceptions to Sidewalk Requirements

The Planning Commission may consider and issue an exception to sidewalk requirements when justification is provided for not including sidewalks such as

1. Topography;
2. Absence of surrounding uses that may generate pedestrian activity, such as schools, major employers, transit stops, government offices, hotels, and public housing;
3. Lack of intensity of surrounding residential development; and
4. Lack of proximate sidewalk infrastructure to tie into.

D. Sidewalk Standards

Sidewalks when required shall comply with the following requirements:

1. Shall be constructed in accordance with the following table;

SIDEWALK DESIGN

<u>Class of Street</u>	<u>Sidewalk Width</u>	
	<u>Residential Public Way</u>	<u>Nonresidential Public Way (Industrial, Commercial; Other)</u>
Minor Public Way	5 feet wide	6 feet wide
Collector Public Way	5 feet wide	6 feet wide
Arterial Public Way	5 feet wide	6 feet wide

2. Pedestrian paths for internal use or connecting to a larger trail system may be 4 feet wide;
3. The minimum sidewalk width per (a) shall be exclusive of encroachments such as utility poles, fire hydrants, parking meters, sign standards, street furniture, etc.;
4. Sidewalks along public ways shall be installed at the back of the right-of-way with a strip of grassed or landscaped area at least five (5) feet wide separating all sidewalks from adjacent curbs, except within ten feet of intersections no grass strip will be required. In such locations where site constraints do not permit a five (5) foot grass area, the Planning Commission may allow a reduced setback of the sidewalk. Such relief shall be the minimum deviation that will make possible the reasonable use of the site.;
5. Pedestrian paths shall be distinguishable from traffic lanes by painted markings, pavement material, texture, or raised in elevation (striped asphalt does not count); and
6. Shall have adequate lighting for security and safety

Article IV, Section 4.070 CLUSTER RESIDENTIAL DEVELOPMENT (SUBDIVIDED)

A. Procedure for Approval

1. Initial Sketch and Consultation

Before preparing a formal proposal for cluster residential development, the applicant shall submit five (5) copies of a sketch of the proposed development to the Planning Commission as a basis for reaching general agreement on major aspects of the project. The sketch shall indicate, at a scale no smaller than 1" = 200':

- **boundaries and acreage of the site**
- **number and building types of dwelling units**
- **arrangement of streets, sidewalks and pedestrian ways, structures, and lots**

All proposed additions are indicated by **highlights** and proposed omissions are indicated by ~~strike-through~~.

Subdivision Regulations Amendment No. _

A PROVISION TO AMEND THE SUBDIVISION REGULATIONS OF HARTSVILLE/TROUSDALE COUNTY TENNESSEE, ARTICLE IV REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN TO ADD SUBSECTION 4-113 CLUSTER BOX UNITS.

WHEREAS the following changes have been approved and recommended by the Hartsville/Trousdale Planning Commission; and

WHEREAS a public hearing thereon has been held as required by law; and

NOW, THEREFORE BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION, HARTSVILLE/TROUSDALE, TENNESSEE:

That the following amendment to the Subdivision Regulations of Westmoreland, Tennessee be enacted:

4-113 Cluster Box Units

During a new residential development's design and planning phase, developers and builders are required by the United States Postal Service to notify the local Postal Service. Developers and builders should plan for basic or customized Centralized Mail Delivery Installations for residential communities.

The layout and design of centralized delivery must meet the requirements of the United States Post Office and adhere to the regulations in this section.

4-113.01 Cluster Box Unit Regulations

1. Installation of cluster box units, hereinafter CBUs, as well as any associated improvements (e.g. shelters, lighting, and other related amenities), hereinafter CBU related improvements, shall be the responsibility of the developer.
2. Approval and installation of all CBU related improvements must be completed prior to the initial final plat being recorded for developments creating residential building lots.
3. The establishment of a homeowners' association is required in developments with CBU related improvements. Maintenance of all CBU related improvements shall be the responsibility of the homeowners' association.
4. CBU related improvements not part of any designated amenity area shall be on their own lot. Lot area does not have to meet the minimum area of the district,

nor do typical setbacks or lot frontage apply. The Lot shall be labeled unbuildable and be assigned a lot number.

5. CBU related improvements shall be prohibited within the public right-of-way or in any utility easement unless written permission is granted by the easement holder.

6. CBU related improvements shall not obstruct vision at street intersections as required in Hartsville Zoning Ordinance section 3.080 and Trousdale Zoning Resolution Section 3.050, and as determined by the enforcing officer.

7. A site plan for the CBUs shall be submitted simultaneous with preliminary plat submittal for review and approval. Site plans for CBUs shall include the following elements:

- a. Proposed landscaping.
- b. Proposed lighting. Lighting provided at such facilities shall be designed so that no direct light falls on adjacent residential property.
- c. Sidewalks or pedestrian ways. Sidewalks or pedestrian ways shall be designed to provide safe access to CBUs and associated amenities consistent with 4-103.106 and 4-108 of these regulations.
- d. Parking: These improvements shall be in areas that will best allow for vehicle stacking or parking without creating pedestrian safety or vehicle safety issues. Access and parking shall be designed consistent with these regulations and regulations in Hartsville Zoning Ordinance section 3.090 or Trousdale Zoning Resolution 3.060, respectively. Required parking shall be provided according to the chart below:

Number of Lots/Mailboxes	Parking Spaces Required
50 or fewer	2
51 to 100	3
101 to 200	4
201 and above	5

Parking spaces may be provided in a dedicated parking area or within a bulb-out along the right-of-way, subject to approval by the enforcing officer. CBU related improvements that are in designated amenity areas may utilize the off-street parking provided. Parking areas and access to the CBUs shall be compliant with current Americans with Disabilities Act (ADA) standards.

8. CBUs and associated improvements shall be exempt from the normal setback requirements prescribed in this Ordinance.

9. CBUs and associated improvements must be installed according to USPS standards and must meet all applicable building and fire codes.

10. Address numbering on each dwelling unit shall comply with the adopted building code for Hartsville/Trousdale County. A monument, pole, or other sign depicting the street address is also strongly encouraged.

Public hearing held on _____, 2021.

Adopted by the Westmoreland Planning Commission on _____, 2021.

Chairman, Hartsville/Trousdale Planning Commission

Secretary, Hartsville/Trousdale Planning Commission

PROPOSED AMENDMENT
HARTSVILLE ZONING ORDINANCE

- **HIGHLIGHT DENOTES PROPOSED ADDITION**
- **STRIKETHROUGH DENOTES OMISSION**

Article IV, Section 4.070 DEVELOPMENT STANDARDS FOR GROUP HOUSING PROJECTS

4.072 Required Development Standards

The following shall apply to all developments subject to this provision:

E. Required Improvements

1. **Internal Drives:** Specifications for drives in group housing developments shall conform to roadway specifications as specified by the Hartsville/Trousdale County Planning Commission Subdivision Regulations to which reference is hereby made and incorporated herein by reference.
2. **Utilities:** The development shall be served with a public utility system adequate to assure fire protection and removal of liquid waste via a central sewage collection and treatment facility.
3. **Storage of Solid Waste:** Any central refuse disposal area shall be maintained in such manner as to meet county health requirements and shall be screened from view.
4. **Service Building:** Service buildings housing laundry, sanitation, or other facilities for use by occupants shall be permanent structures complying with all applicable codes.
5. **Sidewalks:** Sidewalks shall be provided in accordance with section 3.1120 for convenient and safe access to all living units from streets, driveways, parking courts or garages and for convenient circulation and access to all facilities.
6. **Cluster Box Units (CBUs):** During a new residential development's design and planning phase, developers and builders are required by the United State Postal Service to notify the local Postal Service. Developers and builders should plan for basic or customized Centralized Mail Delivery Installations for residential communities, such as CBUs. The layout and design of centralized delivery must meet the requirements of the United States Post Office and receive approval from the enforcing officer.